



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Pincus Andrew
DOCKET NO.: 21-38192.001-R-1
PARCEL NO.: 14-19-126-033-0000

The parties of record before the Property Tax Appeal Board are Pincus Andrew, the appellant, by attorney George J. Relias, of Relias Law Group, Ltd. in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$46,875
IMPR.: \$30,585
TOTAL: \$77,460

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story multi-family building of frame and masonry exterior construction with 2,582 square feet of gross building area and which is approximately 110 years old. Features include a full basement with a recreation room, 2 bathrooms, two fireplaces, and a two-car garage. The property has a 3,750 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends both overvaluation and assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three sales (comparables #1, #2 and #3) along with a total of eight equity comparables, including the sold properties. The comparables are located in the same neighborhood code as the subject. Besides the grid analysis, the appellant also supplied property characteristic printouts which were

analyzed for additional data to correct errors or omissions in the grid analysis. The comparables consist of class 2-11 two-story buildings of frame and masonry exterior construction that are 108 to 133 years old. The buildings range in size from 2,004 to 3,194 square feet of gross building area. Features include 2 or 3 bathrooms and comparable #5 also has 2 half-baths. Seven buildings each have a full basement with finished area. Comparables #4 and #6 have central air conditioning and five comparables have either a one-car or a two-car garage. Comparables #1, #2 and #3 sold from April to October 2021 for prices ranging from \$495,000 to \$640,000 or from \$208.33 to \$290.91 per square foot of gross building area, including land. The eight comparables have improvement assessments ranging from \$23,875 to \$35,500 or from \$9.21 to \$13.97 per square foot of gross building area. Based on this evidence, the appellant requested a reduced total assessment of \$63,535 which would reflect a market value of \$635,350 or \$246.07 per square foot of gross building area, including land. The appellant requested a reduced improvement assessment of \$16,660 or \$6.45 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,145. The subject's assessment reflects a market value of \$821,450 or \$318.14 per square foot of gross building area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject property has an improvement assessment of \$35,270 or \$13.66 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables with both sales and equity data. The properties are located in the same neighborhood code and same block or within ¼ of a mile from the subject. The comparables consist of class 2-11 two-story buildings of masonry or frame and masonry exterior construction that range in age from 108 to 118 years old. The buildings range in size from 2,172 to 2,360 square feet of gross building area. Each comparable has a full unfinished basement, 2 bathrooms, and a one-car or a two-car garage. Comparables #2, #3 and #4 each have central air conditioning. The comparables sold from June 2019 to June 2021 for prices ranging from \$725,000 to \$754,000 or from \$317.80 to \$347.15 per square foot of gross building area, including land. The comparables have improvement assessments ranging from \$28,900 to \$41,164 or from \$13.31 to \$18.90 per square foot of gross building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant in part contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's sales #1 and #3 as well as board of review sales #1, #2 and #4, due to substantial differences in building size when compared to the subject.

The Board finds the best evidence of market value to be appellant's sale #2 and board of review sale #3, which are each similar to the subject in location, building size and some features. An upward adjustment is necessary to appellant's sale #2 for its inferior age and garage capacity when compared to the subject. Upward adjustment is necessary to board of review comparable sale #3 due to its lack of finished basement area and a downward adjustment is also necessary to this property for its air conditioning which is not a feature of the subject. These comparables sold in June 2019 and July 2021 for prices of \$555,000 and \$750,000 or for \$208.33 and \$317.80 per square foot of gross building area, including land. The subject has a market value of \$821,450 or \$318.14 per square foot of gross building area, including land, which is above the best comparable sales in the record.

Based on this record and after considering appropriate adjustments to the best comparable sales in the record to make the comparables more equivalent to the subject in age, building size, finished basement, lack of air conditioning and garage capacity, the Board finds the subject property is overvalued and a reduction in the subject's assessment is warranted on overvaluation grounds.

In part, the taxpayer contends assessment inequity as a basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). After an analysis of the assessment data, the Board finds after having adjusted the subject's improvement assessment based on its market value, no further reduction based on assessment inequity is warranted on this record.

The Board gives reduced weight to appellant's comparable #7 for its concrete slab foundation when compared to the subject's finished basement foundation. The Board gives reduced weight to appellant's equity comparables #1, #3 and #6 as well as board of review comparables #1, #2 and #4, due to substantial differences in building size when compared to the subject.

After adjustment, the subject's revised improvement assessment is \$11.85 per square foot of gross building area. The best equity comparables are appellant's comparables #2, #4, #5 and #8 along with board of review comparable #3. These properties present varying degrees of similarity to the subject and have improvement assessments ranging from \$9.21 to \$15.36 per square foot of gross building area. The subject's revised improvement assessment falls within the range of the best equity comparables in the record.

In conclusion, the Board finds the appellant demonstrated overvaluation by a preponderance of the evidence. Therefore, the Board finds the subject property's assessment as established by the board of review is incorrect and a reduction is warranted on grounds of overvaluation. However, after the reduction for overvaluation, the Board finds no further reduction is warranted on grounds of lack of assessment equity.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: March 18, 2025



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

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